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2 Bedrooms Ground Floor Apartment in El Faro

El Faro

R5364046 – 360.000 €

2 | 2 | 76 m² | 20 m²

This is exactly what you won't find anywhere else in the area.

Welcome to El Faro Condominium, a residential complex designed for those who value privacy, quality, and well-being. With only five homes, there are no passing neighbors or crowds: a small, peaceful community and an environment that truly invites you to relax.

The apartment has been completely renovated with top-quality materials. It features two spacious bedrooms—one with an en-suite bathroom—two full bathrooms, and electric blinds in the bedrooms so you can start your day at your own pace.

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The kitchen is a space that will captivate you at first sight: high-end cabinetry, a porcelain countertop, and complete, state-of-the-art appliances—induction cooktop with integrated extractor fan, oven, microwave, dishwasher, and fridge-freezer. Everything is designed to make everyday life easier.

Enjoy two terraces: one at the entrance, ideal for your morning coffee, and another at the rear with direct access from the kitchen, perfect for summer evenings with friends and family. State-of-the-art air conditioning ensures year-round comfort.

The communal areas are the perfect complement: a saltwater pool and landscaped garden, for the exclusive use of the five owners. Security, privacy, and quality of life all in one place.
Includes an assigned parking space.

Just a short walk to the beach. Easy access to the highway, 20 minutes from Malaga Airport and Marbella.

The images are renderings and provide an approximate view of the property's renovation. A fully furnished and equipped kitchen and bathroom fixtures are included.

• There are no other mandatory brokerage fees.
• Taxes not included: Transfer Tax (7% in Andalusia) on the sale price: €398,000, estimated at €27,860. (The exact amount will depend on the buyer's tax situation.) Reduced rates of 3.5%, 1.2%, or 1% may apply depending on the buyer's personal circumstances or the property's characteristics. The tax is levied on the Cadastral Reference Value or the sale price, whichever is higher.
• Notary fees: Notary fees will be calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989, of November 17, which approves the Notarial Tariff. Approx. €1,000 including VAT.
Property Registration Fees: Registration in the Property Registry will be billed according to the official fee schedule established in Annex I of Royal Decree 1427/1989, of November 17, which approves the Notarial Fees. Approx. €1,000 including VAT.
Administrative Fees (Gestoría): The fees for administrative processing, tax settlement, and registration amount to €400 (VAT included).
Seller's Agency Fees: Included in the List Price.
Buyer's Agency Fees: Please note that professional fees may apply to the buyer in cases where purchase commission services (PSI) or a Real Estate Personal Shopper have been contracted. THESE FEES ARE NOT RELATED TO THE PURCHASE PRICE.
Buyer's Agency Fees: Please note that professional fees may apply in cases where purchase commission services (PSI) or a Real Estate Personal Shopper have been contracted. • Estimated total including taxes, notary fees, and registration: €428,260.
For comprehensive information on the operation, tax rates, and tax breaks of the Transfer Tax (ITP) in Andalusia, please consult the official website of the Andalusian Regional Government's Tax Agency at the following link:
https://www.juntadeandalucia.es/organismos/economiahaciendayfondoseuropeos/areas/tributos-juego/tributos/paginas/impuestos-cedidos-transmision

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